



ROSEN HOUSE

PROPOSED KITCHEN ADDITION AND LANDSCAPE

9017 LOYAL AVE. NW
SEATTLE, WA 98117

ROSEN HOUSE
KITCHEN ADDITION



EXISTING HOUSE AND SITE PHOTOS

ROSEN HOUSE
KITCHEN ADDITION



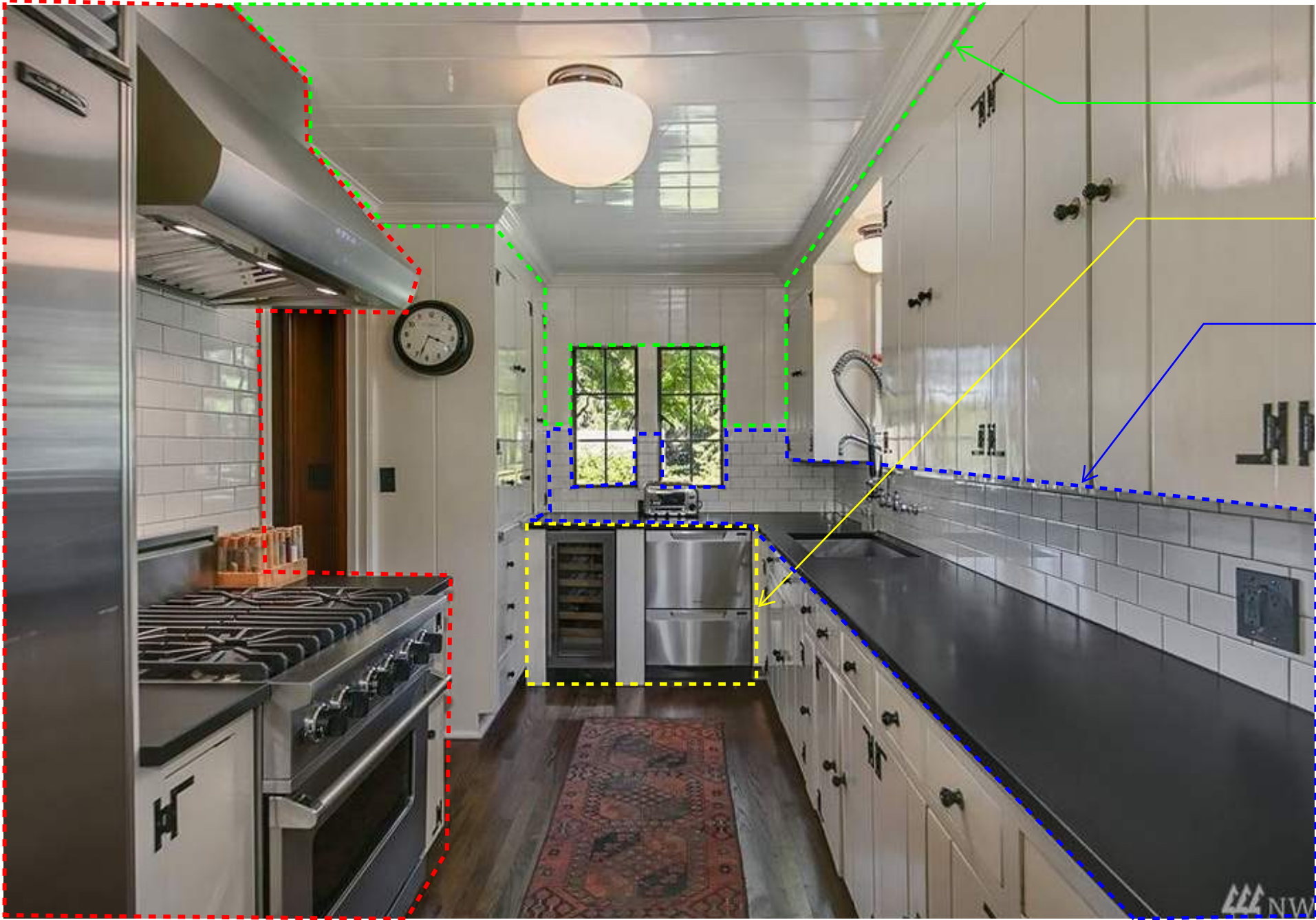
EXISTING HOUSE AND SITE PHOTOS

ROSEN HOUSE
KITCHEN ADDITION



EXISTING HOUSE INTERIOR PHOTOS

ROSEN HOUSE
KITCHEN ADDITION



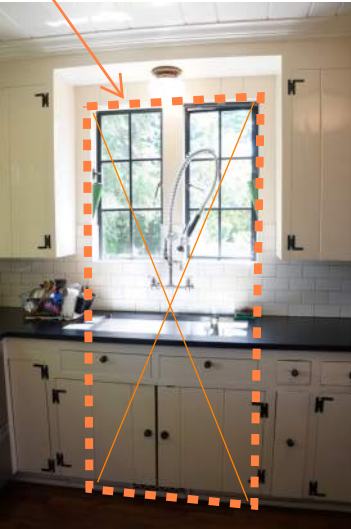
ORIGINAL KNOTTY PINE PANELING HAS BEEN REMOVED AND REPLACED WITH A SMOOTH PAINTED PANELING THROUGHOUT THE EXISTING KITCHEN.

ORIGINAL LOWER CABINET HAS BEEN MODIFIED TO ACCEPT NEW WINE FRIDGE AND DISHWASHER DRAWERS.

ORIGINAL TILE COUNTERTOPS AND BACKSPLASH REPLACED THROUGHOUT EXISTING KITCHEN WITH NEW SLABS AND TILE.

THIS ENTIRE WALL HAS BEEN ALTERED WITH FRIDGE CABINET, GAS RANGE, RANGE HOOD AND TILE WALL. NOTHING ORIGINAL HERE EXCEPT SOME SALVAGED HARDWARE ON THE NEW CABINETS.

PROPOSED NEW OPENING THROUGH EXISTING WINDOW OPENING INTO NEW KITCHEN ADDITION. REMOVE EXISTING WINDOW AND WALL BELOW.



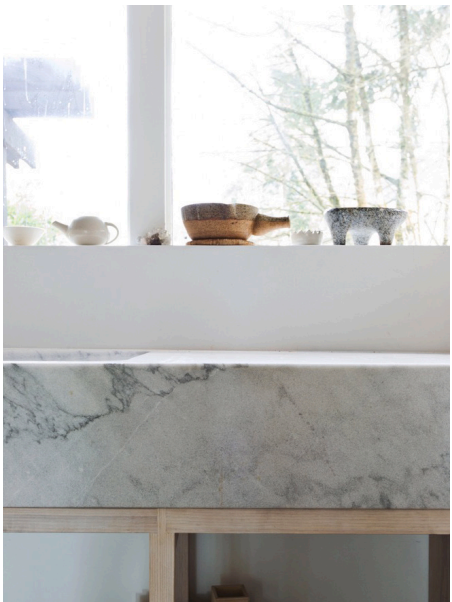
EXISTING KITCHEN PREVIOUS ALTERATIONS



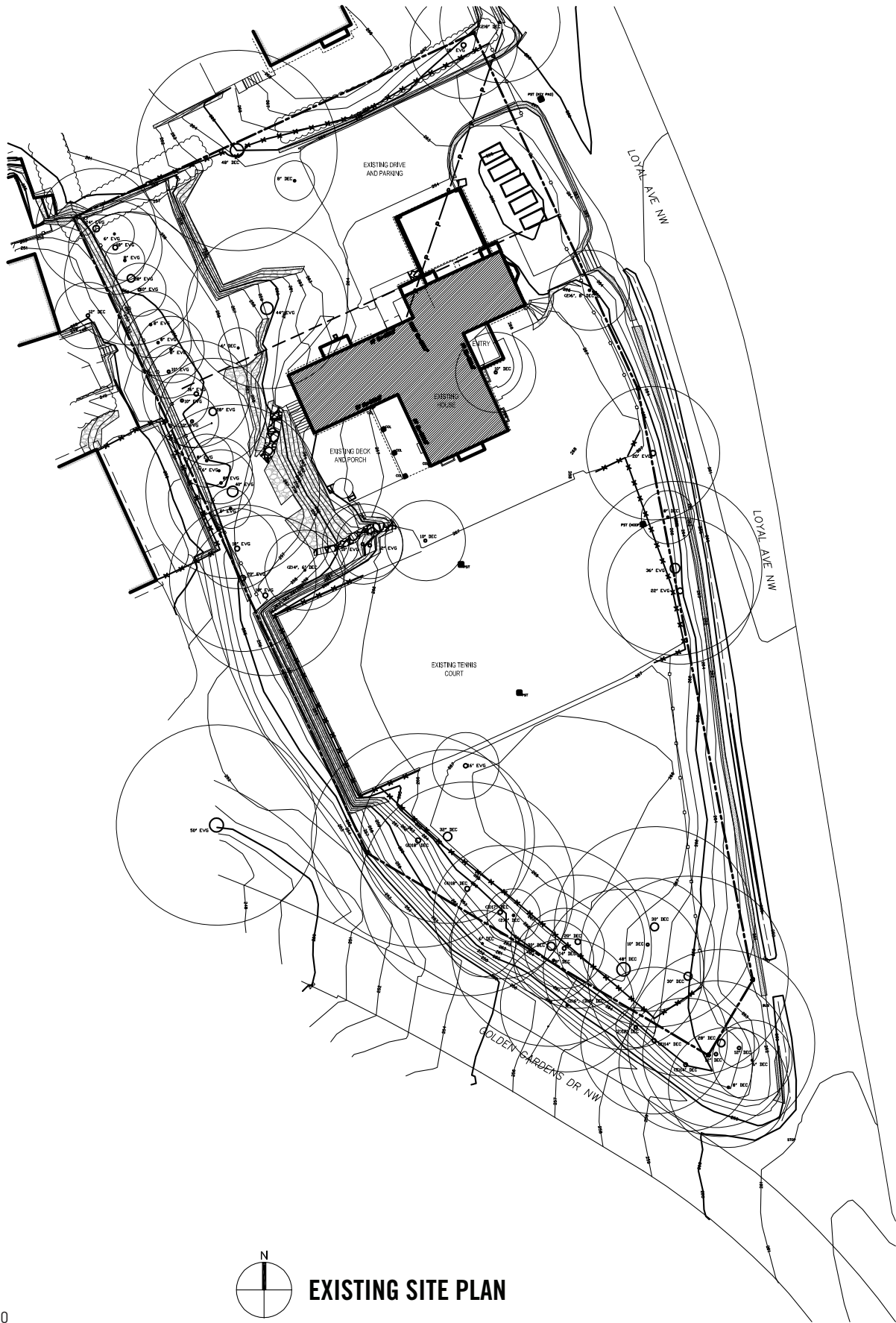
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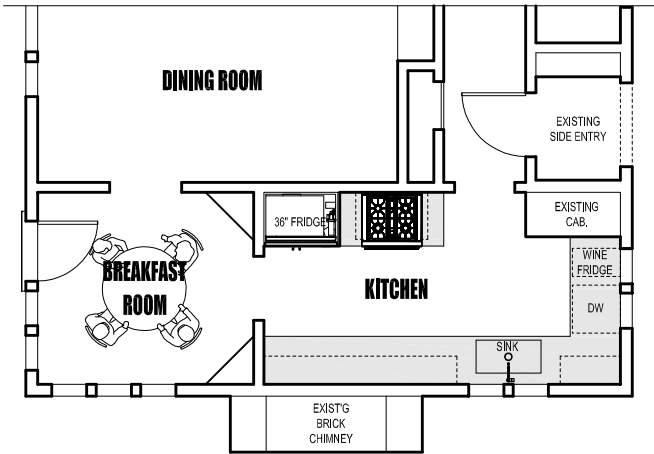
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KITCHEN ADDITION



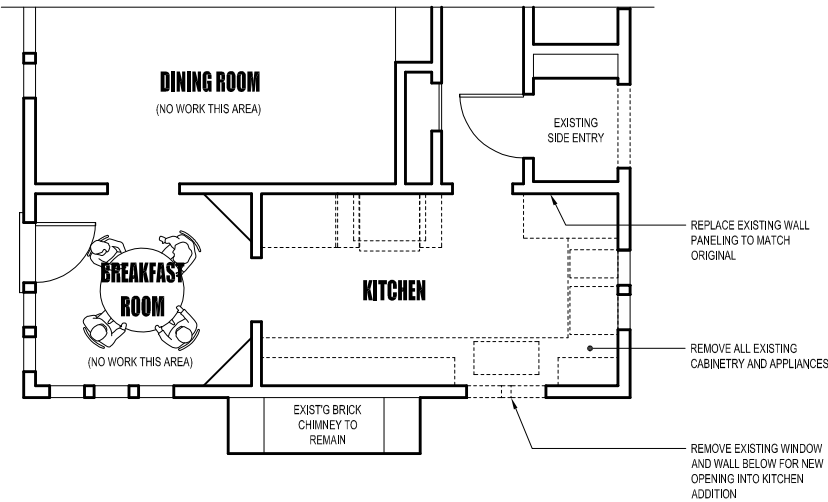
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KITCHEN ADDITION



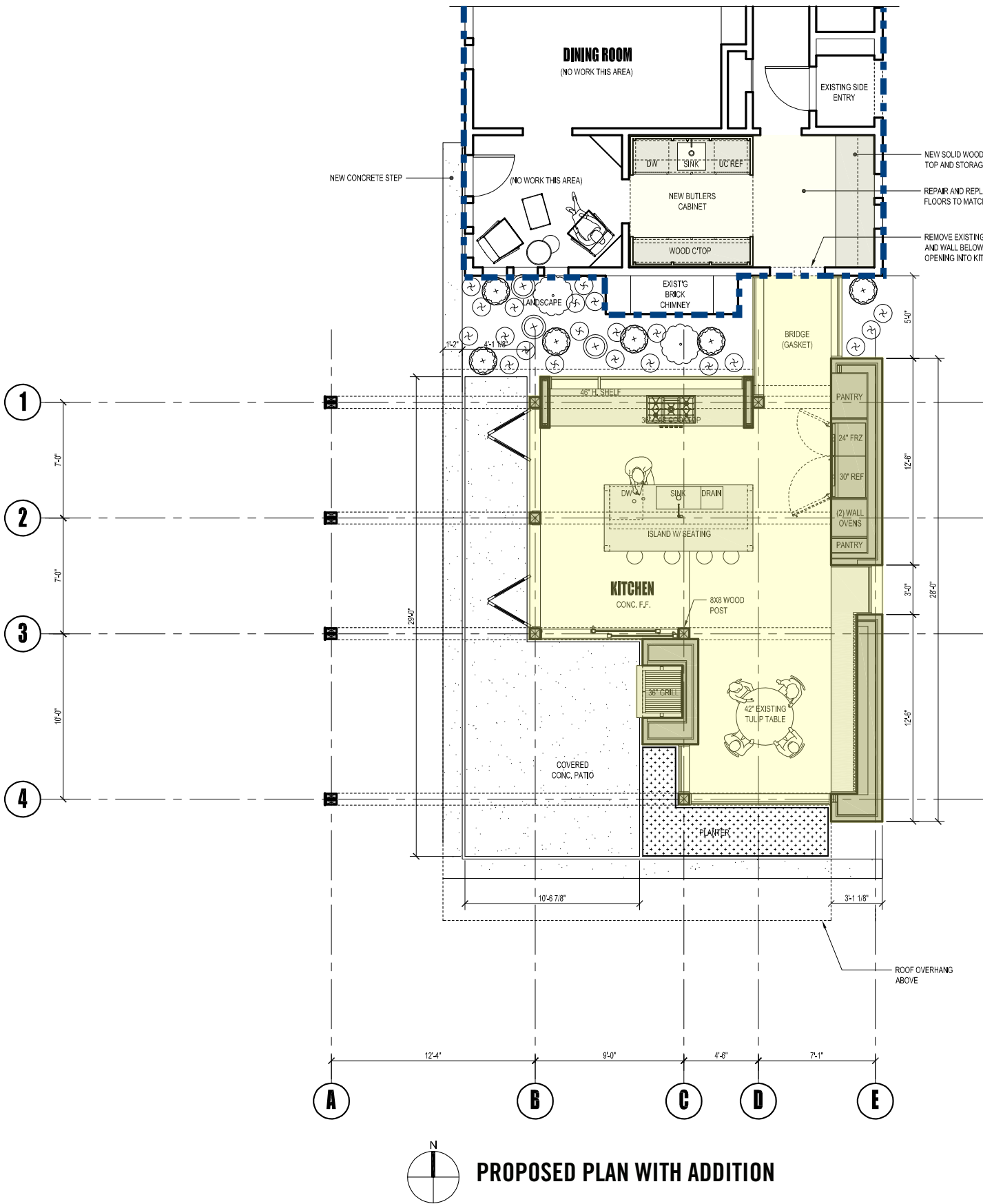
ROSEN HOUSE
KITCHEN ADDITION



EXISTING KITCHEN PLAN

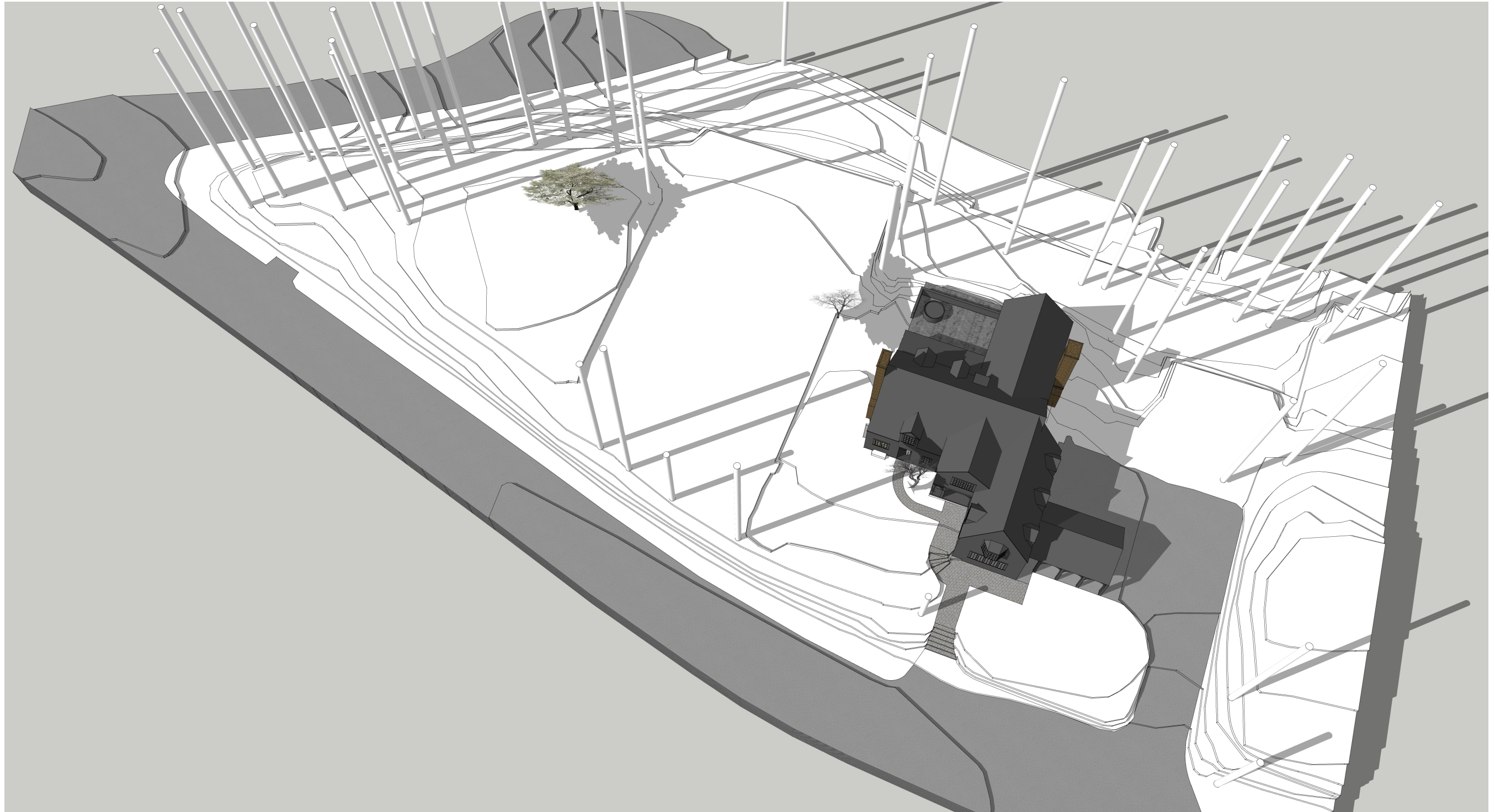


EXISTING KITCHEN DEMO PLAN



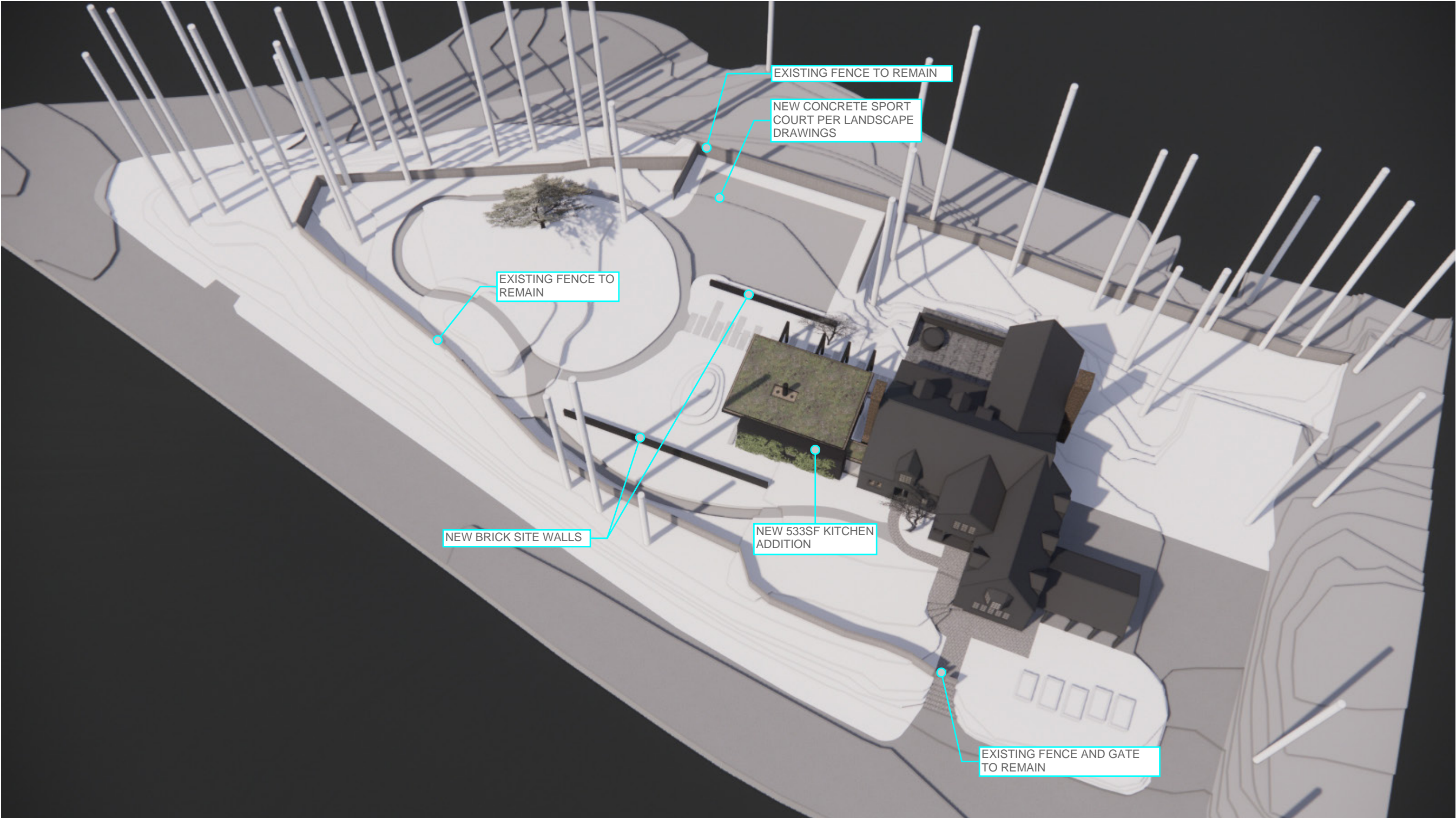
ROSEN HOUSE

KITCHEN ADDITION



SITE PLAN EAST VIEW WITHOUT ADDITION

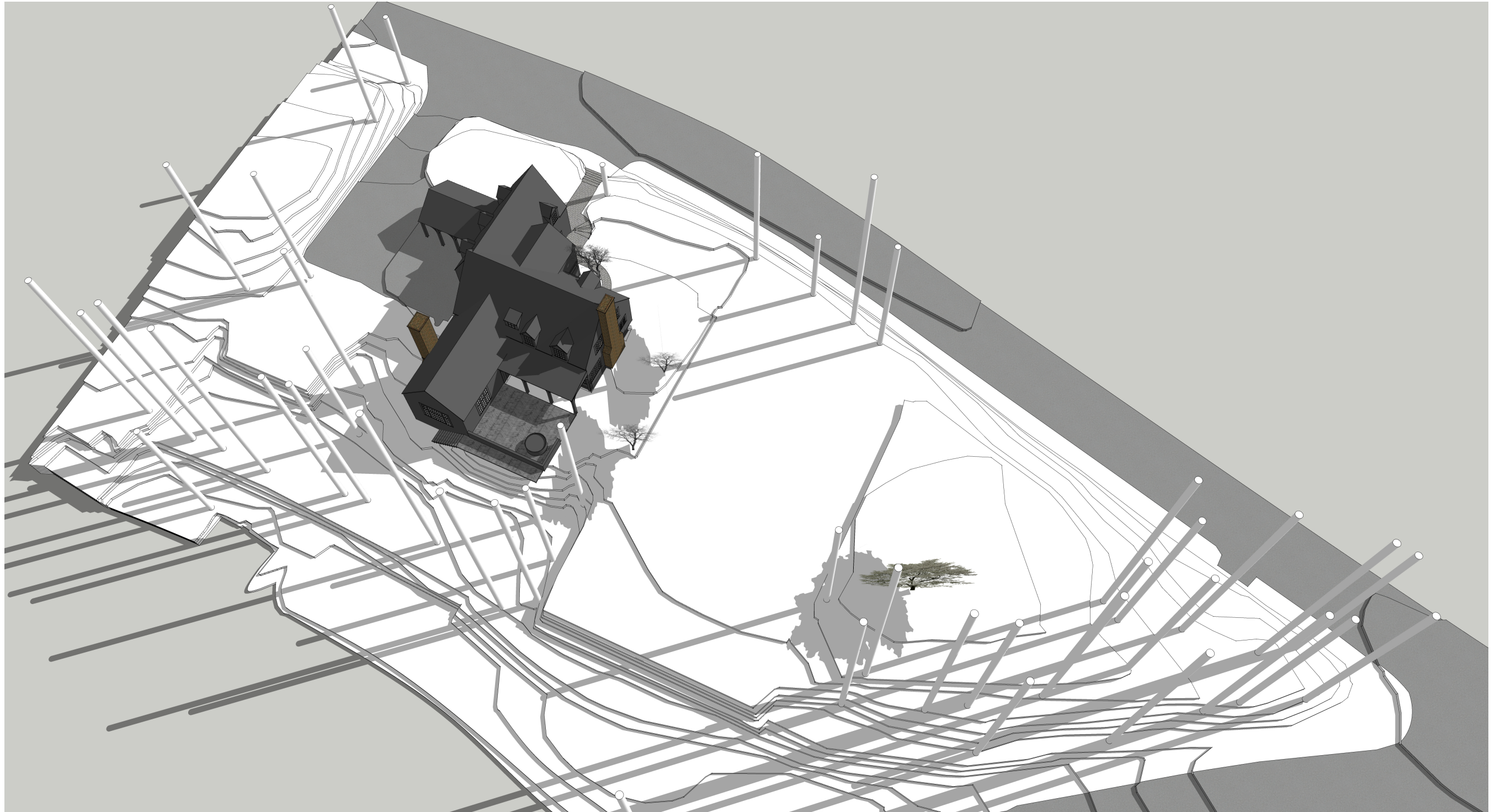
ROSEN HOUSE
KITCHEN ADDITION



SITE PLAN EAST VIEW WITH ADDITION

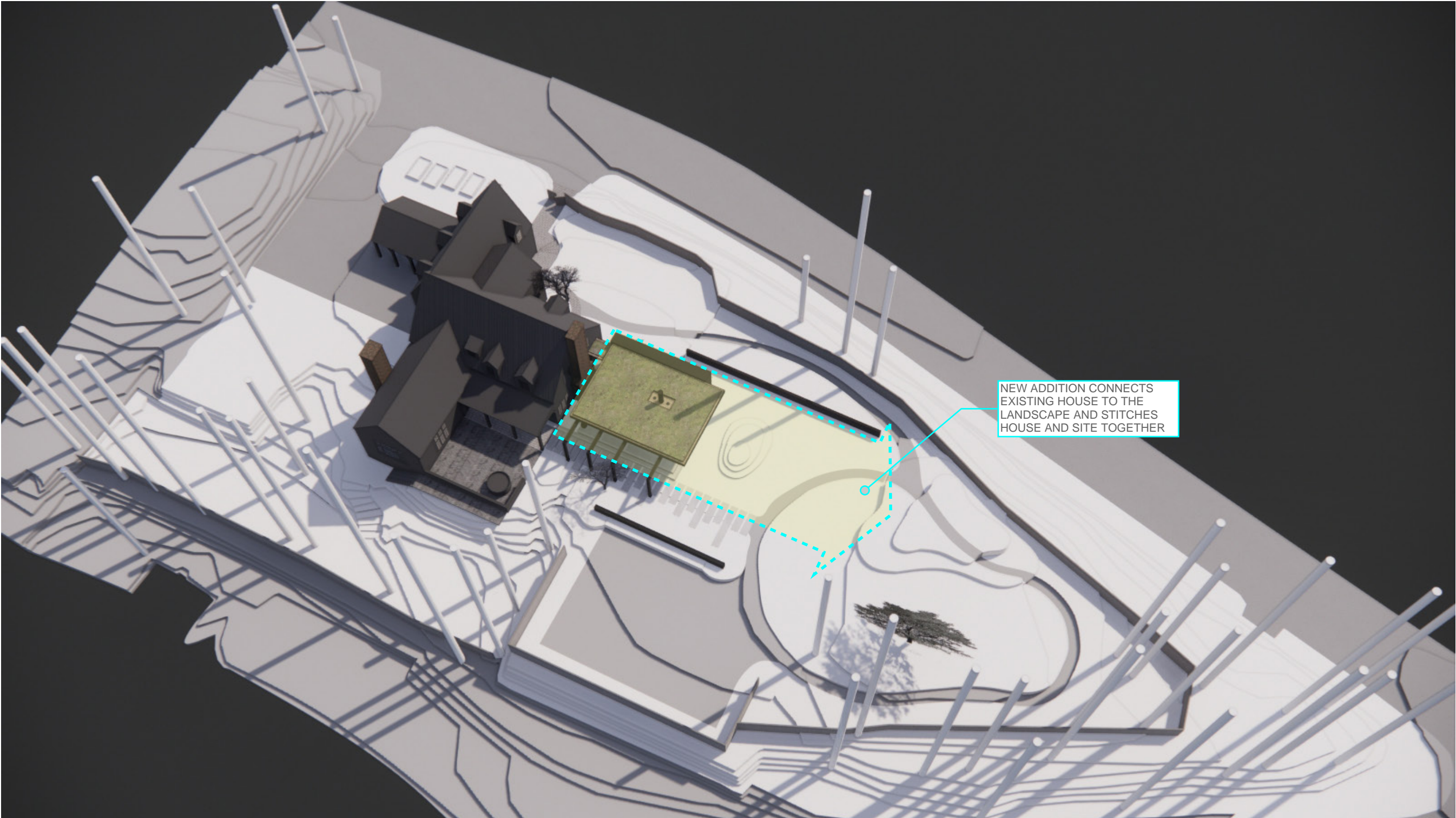
ROSEN HOUSE

KITCHEN ADDITION



SITE PLAN WEST VIEW WITHOUT ADDITION

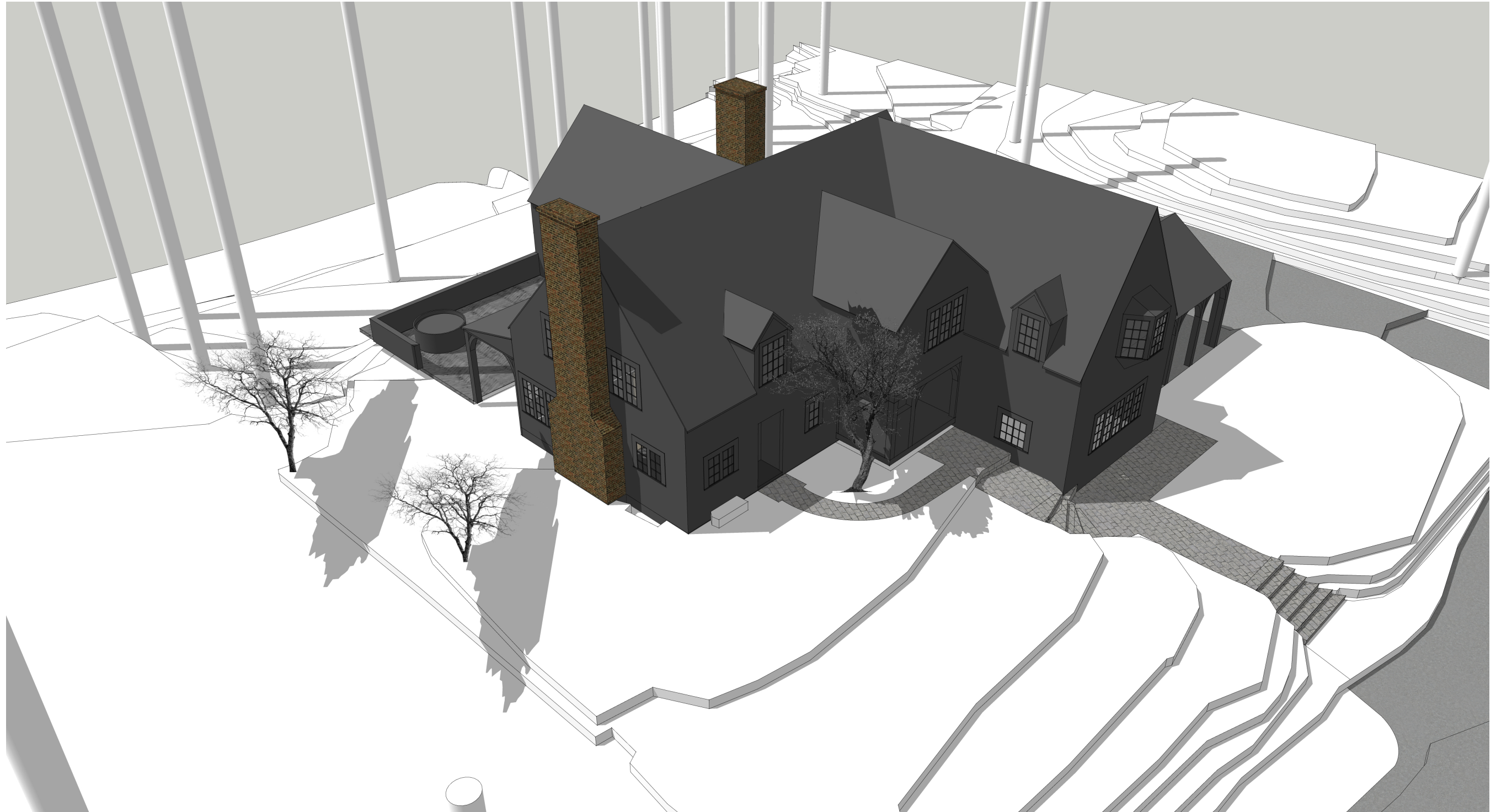
ROSEN HOUSE
KITCHEN ADDITION



SITE PLAN WEST VIEW WITH ADDITION

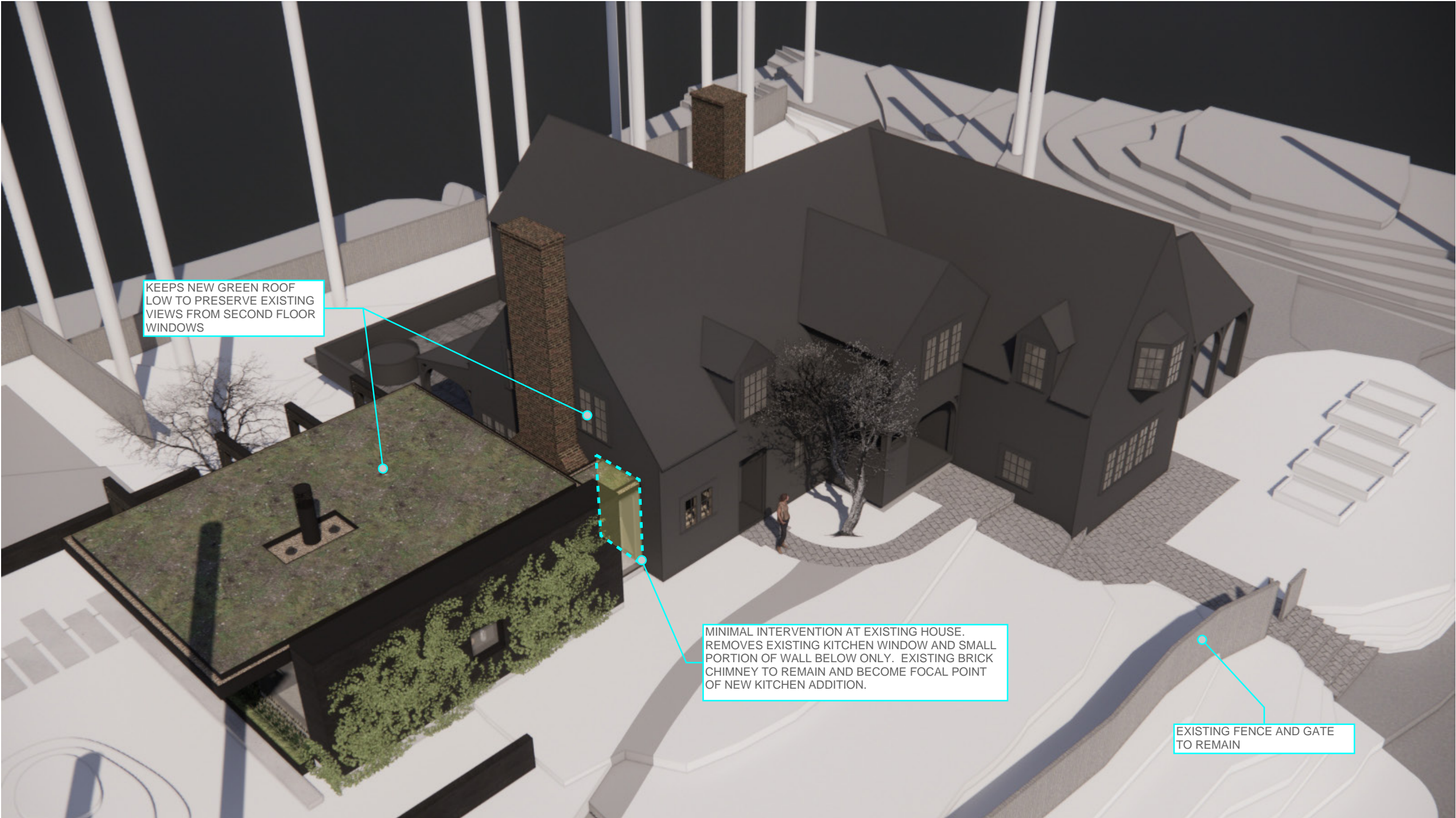
ROSEN HOUSE

KITCHEN ADDITION



LOYAL AVE BIRDSEYE VIEW WITHOUT ADDITION

ROSEN HOUSE
KITCHEN ADDITION



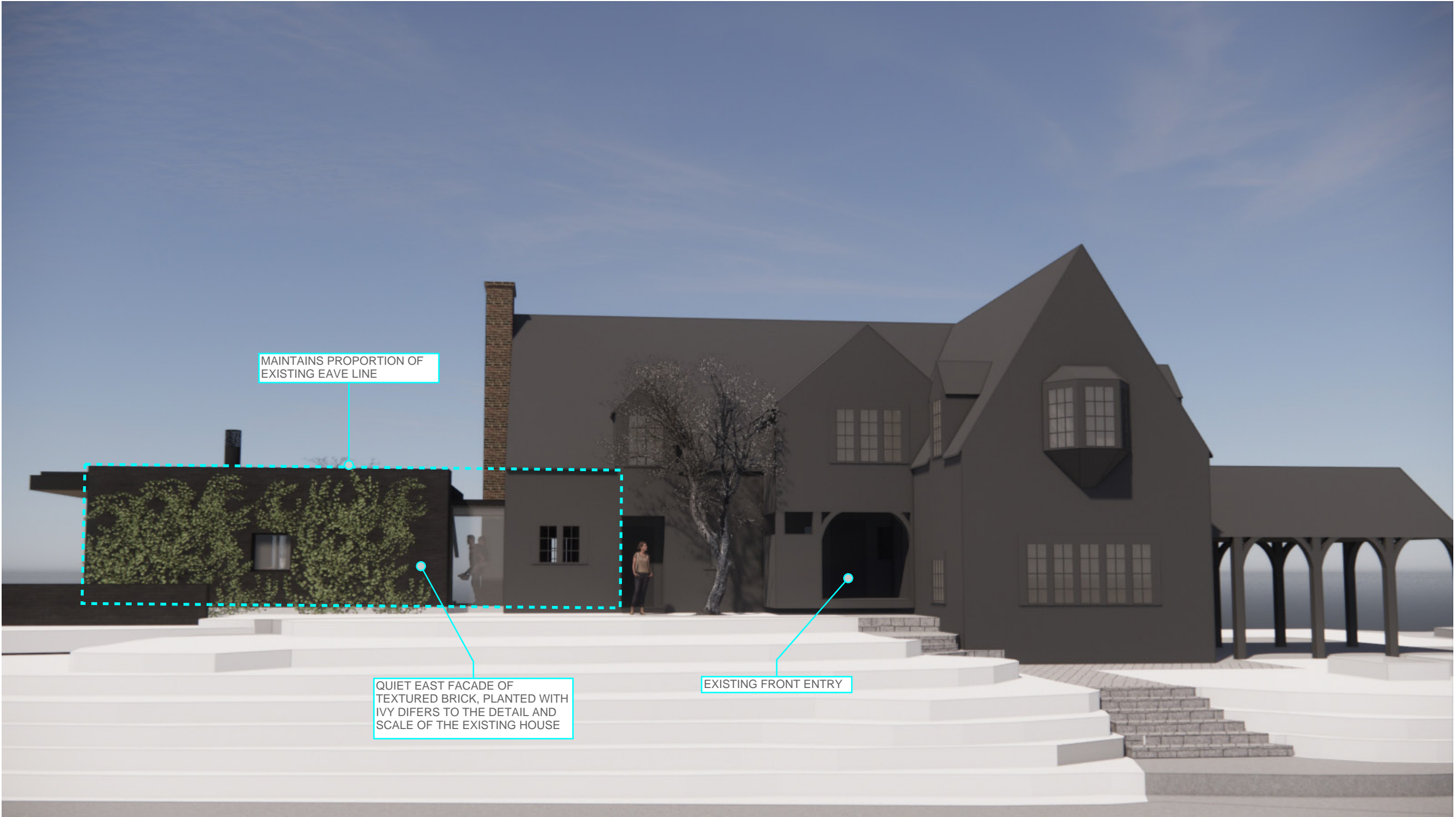
LOYAL AVE BIRDSEYE VIEW WITH ADDITION

ROSEN HOUSE
KITCHEN ADDITION



EAST ELEVATION (LOYAL AVE) WITHOUT ADDITION

ROSEN HOUSE
KITCHEN ADDITION



MAINTAINS PROPORTION OF
EXISTING EAVE LINE

QUIET EAST FACADE OF
TEXTURED BRICK. PLANTED WITH
IVY DIFFERS TO THE DETAIL AND
SCALE OF THE EXISTING HOUSE

EXISTING FRONT ENTRY

EAST ELEVATION (LOYAL AVE) WITH ADDITION

ROSEN HOUSE
KITCHEN ADDITION



SOUTH ELEVATION WITHOUT ADDITION

ROSEN HOUSE
KITCHEN ADDITION

EXISTING BRICK CHIMNEY
BECOMES FOCAL POINT FROM
NEW KITCHEN ADDITION

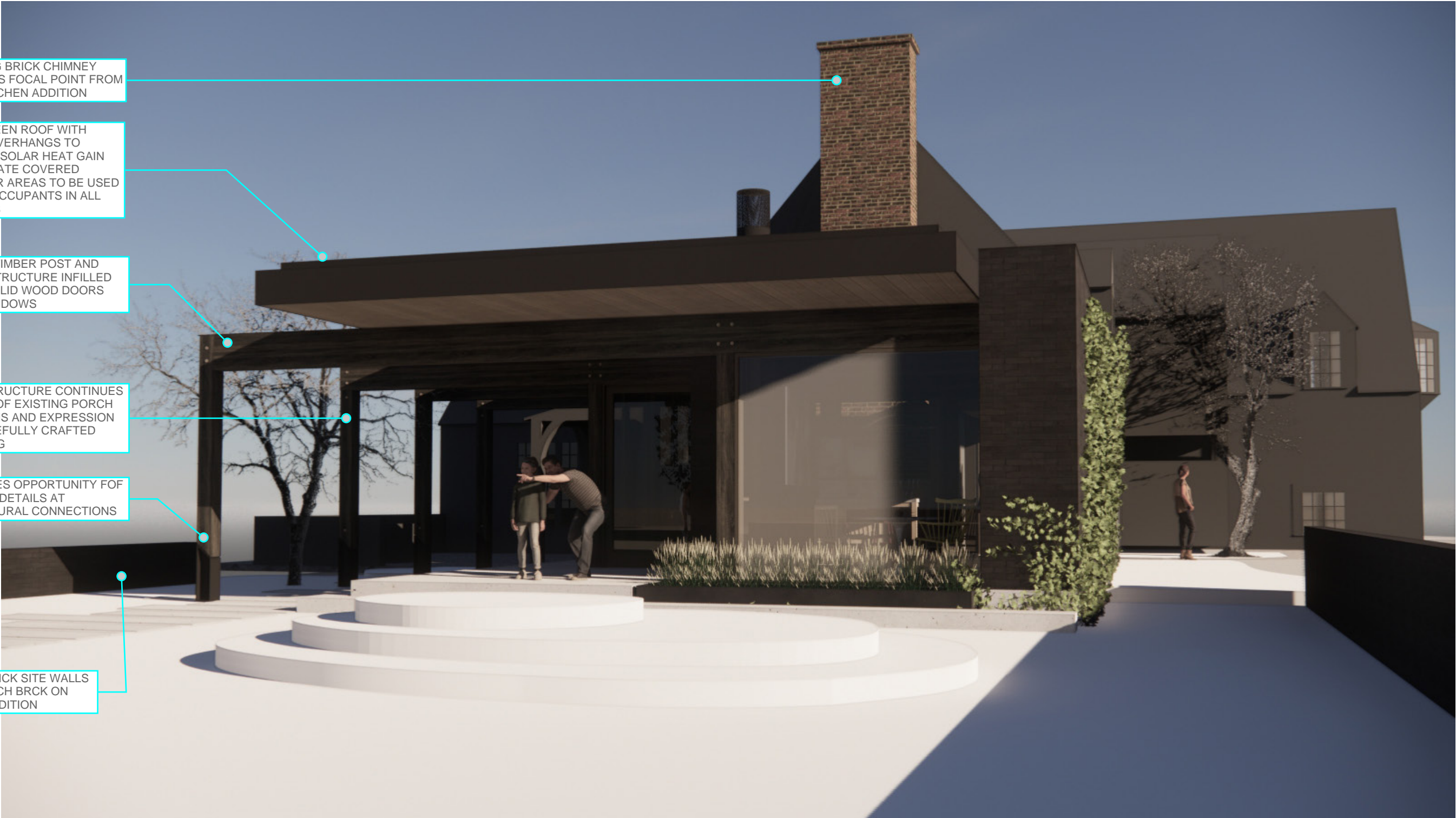
FLAT GREEN ROOF WITH
LARGE OVERHANGS TO
MINIMIZE SOLAR HEAT GAIN
AND CREATE COVERED
OUTDOOR AREAS TO BE USED
BY THE OCCUPANTS IN ALL
SEASONS

HEAVY TIMBER POST AND
BEAM STRUCTURE INFILLED
WITH SOLID WOOD DOORS
AND WINDOWS

NEW STRUCTURE CONTINUES
RYTHM OF EXISTING PORCH
COLUMNS AND EXPRESSION
OF CAREFULLY CRAFTED
BUILDING

PROVIDES OPPORTUNITY FOF
UNIQUE DETAILS AT
STRUCTURAL CONNECTIONS

NEW BRICK SITE WALLS
TO MATCH BRCK ON
NEW ADDITION



SOUTH ELEVATION WITH ADDITION

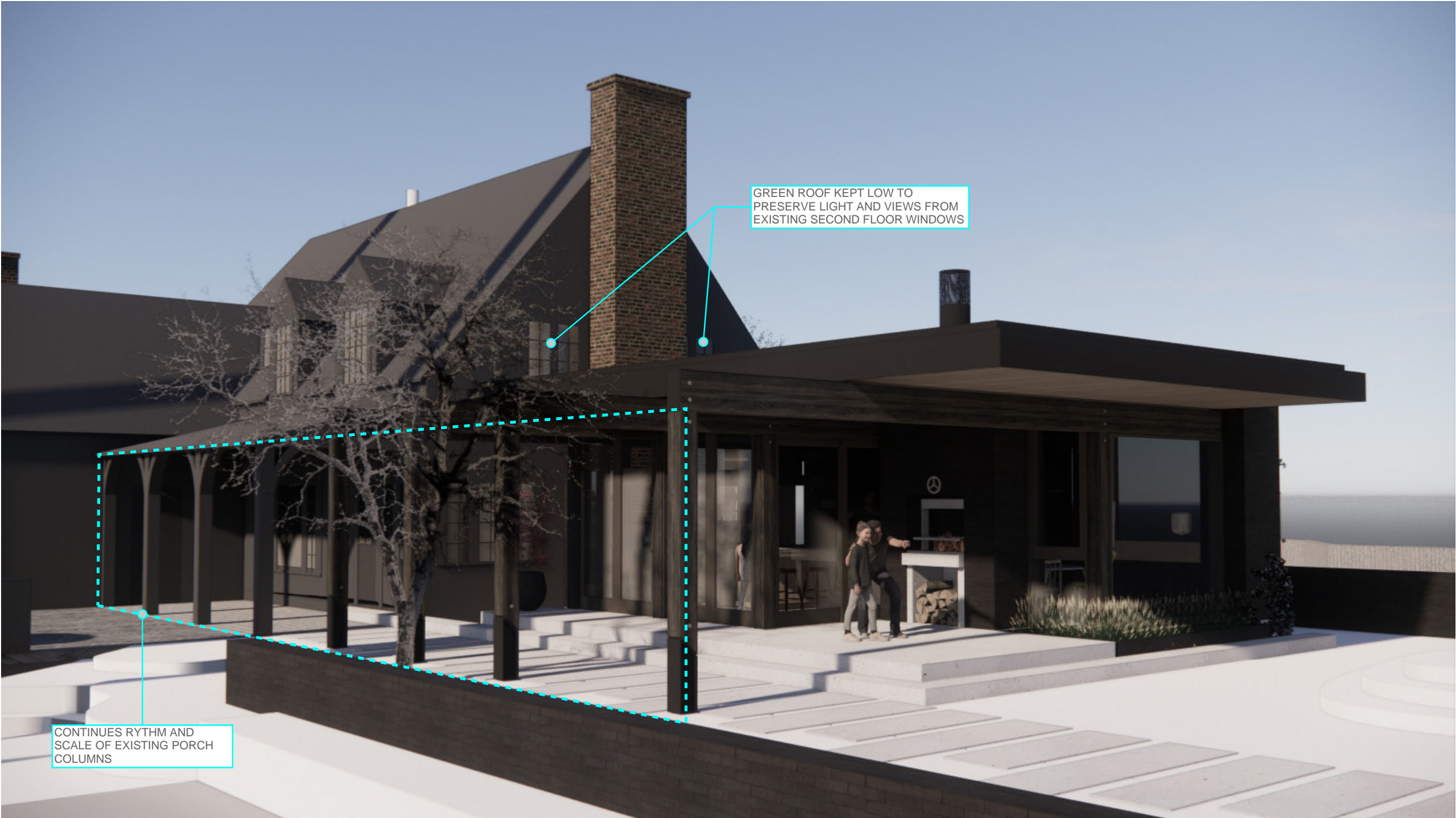
ROSEN HOUSE

KITCHEN ADDITION



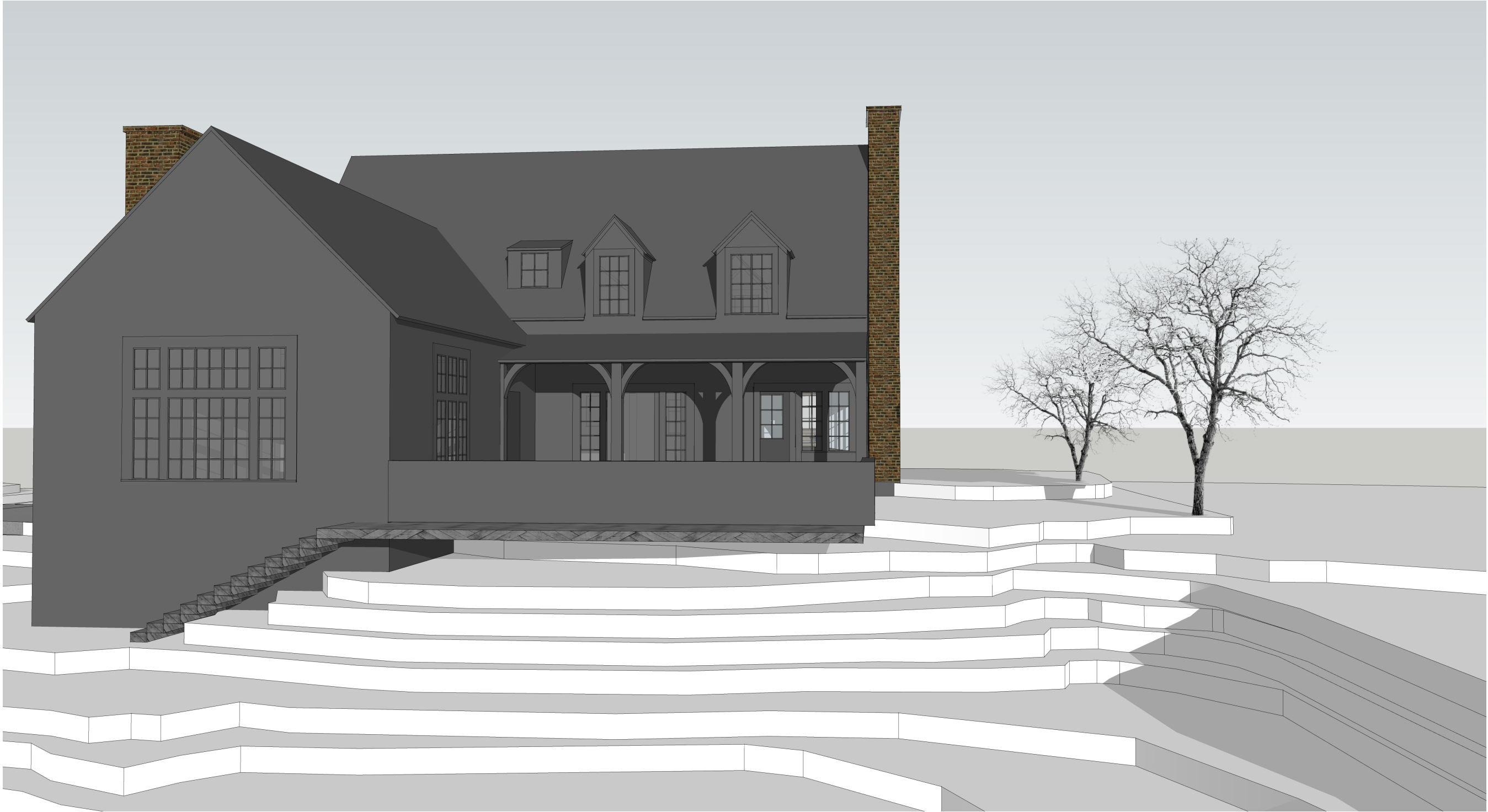
SOUTHWEST ELEVATION WITHOUT ADDITION

ROSEN HOUSE
KITCHEN ADDITION



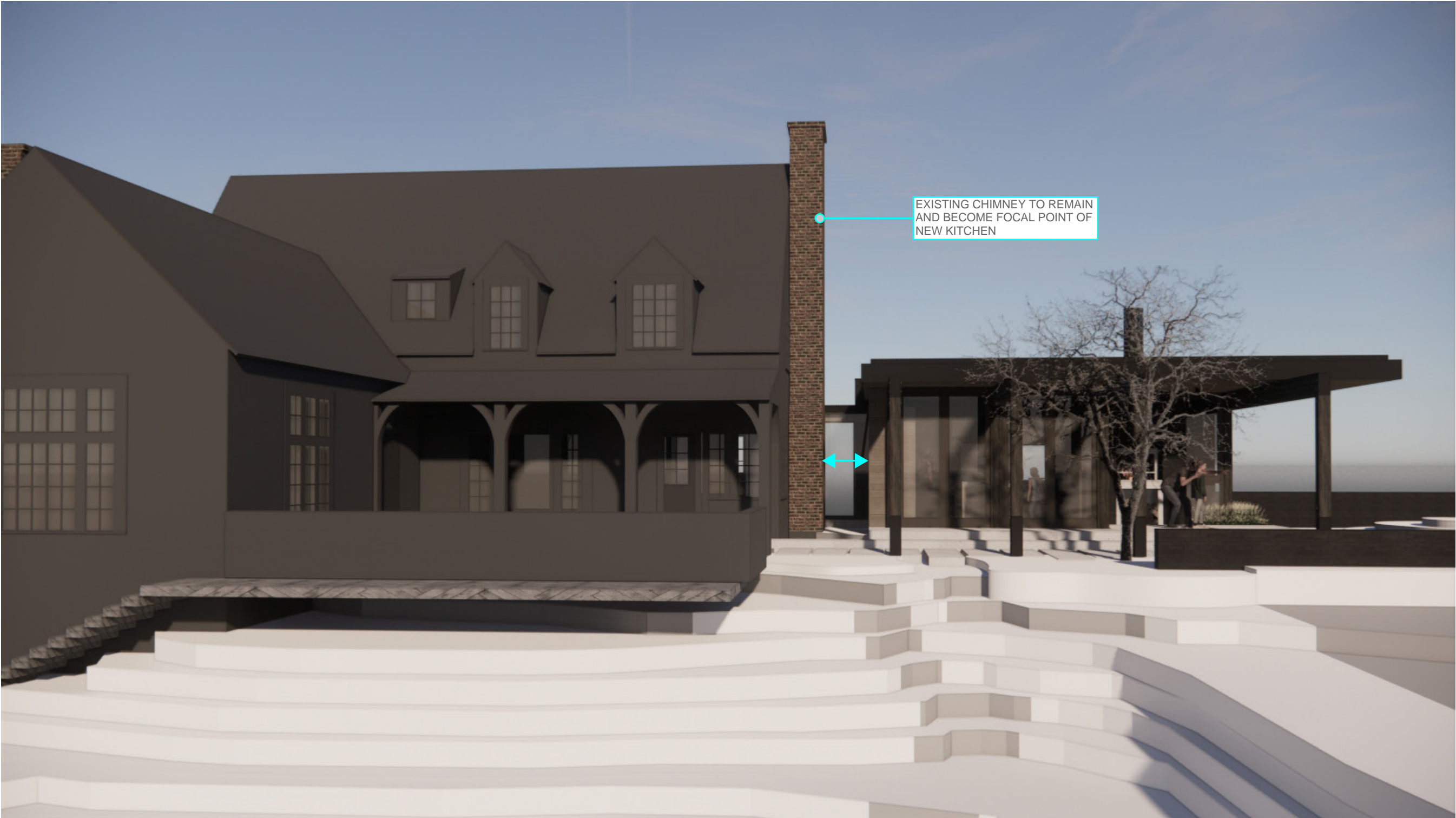
SOUTHWEST ELEVATION WITH ADDITION

ROSEN HOUSE
KITCHEN ADDITION



WEST ELEVATION WITHOUT ADDITION

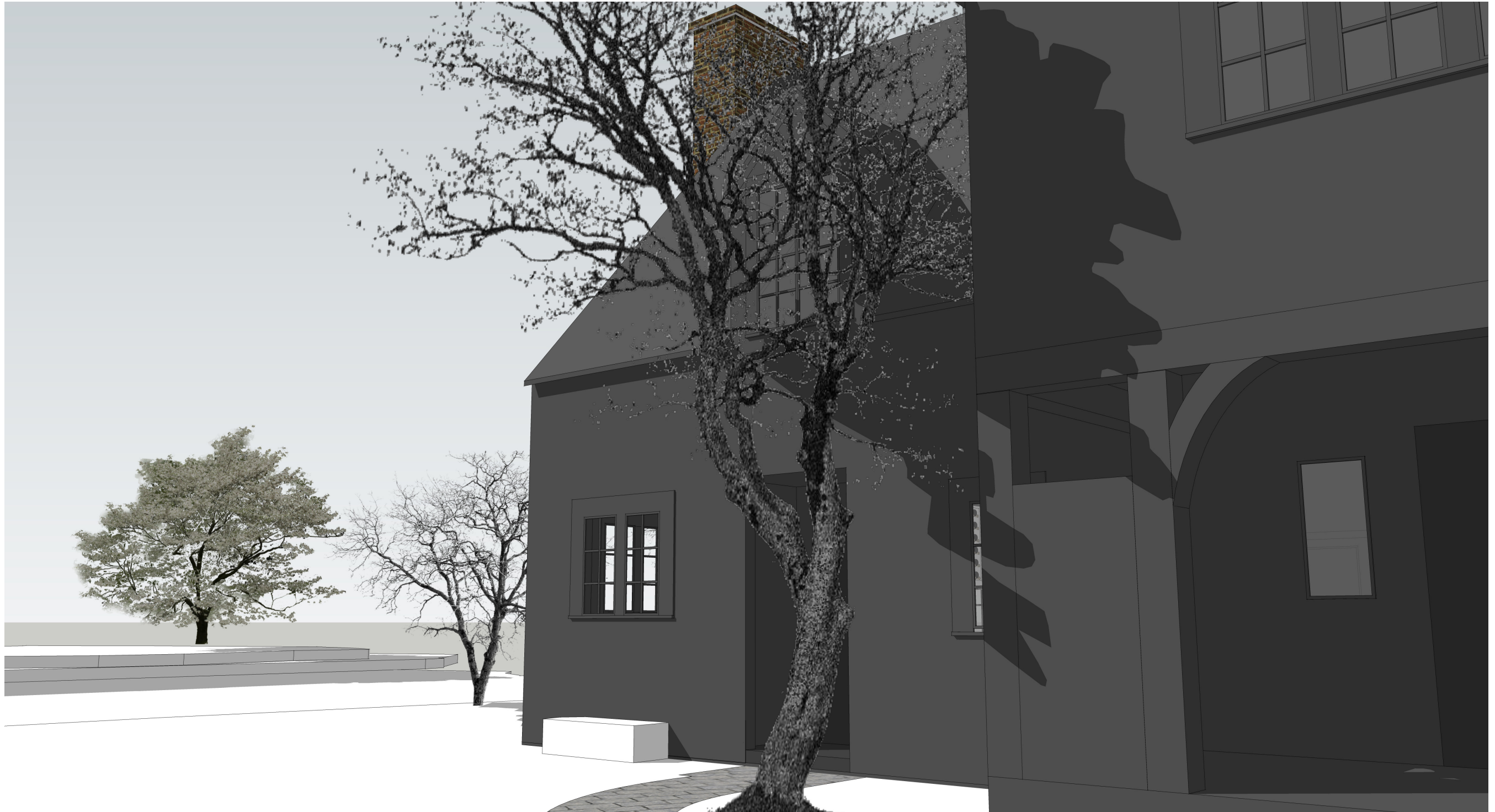
ROSEN HOUSE
KITCHEN ADDITION



WEST ELEVATION WITH ADDITION

ROSEN HOUSE

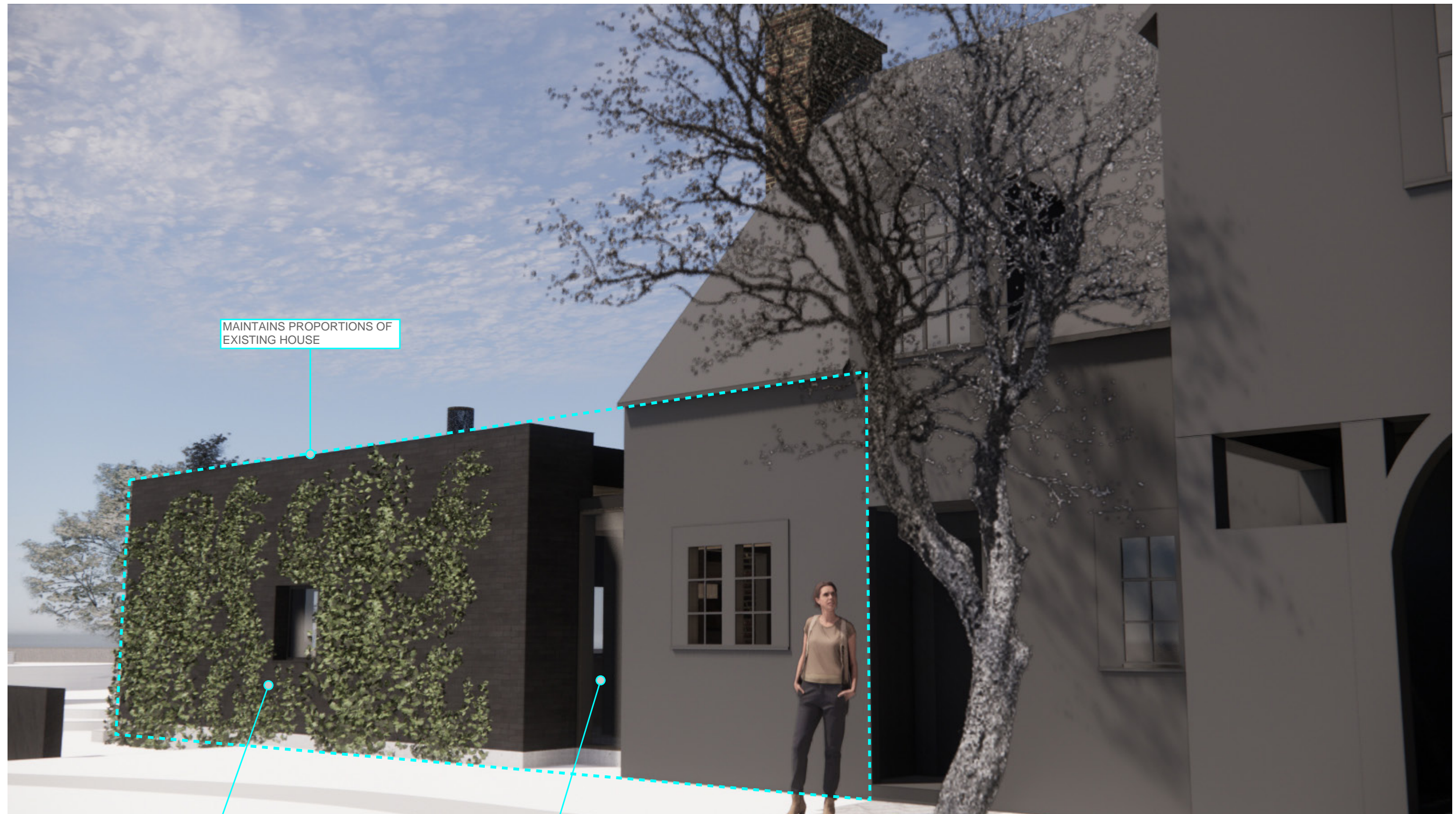
KITCHEN ADDITION



ENTRY VIEW WITHOUT ADDITION

ROSEN HOUSE

KITCHEN ADDITION



ENTRY VIEW WITH ADDITION

ROSEN HOUSE
KITCHEN ADDITION



GASKET CONNECTION

ROSEN HOUSE

KITCHEN ADDITION



SECTION LOOKING WEST THROUGH GASKET

ROSEN HOUSE
KITCHEN ADDITION



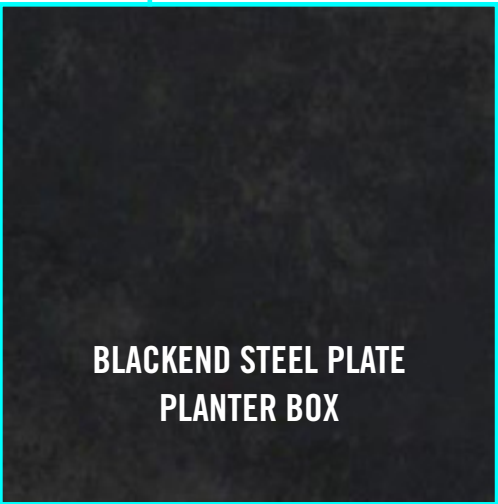
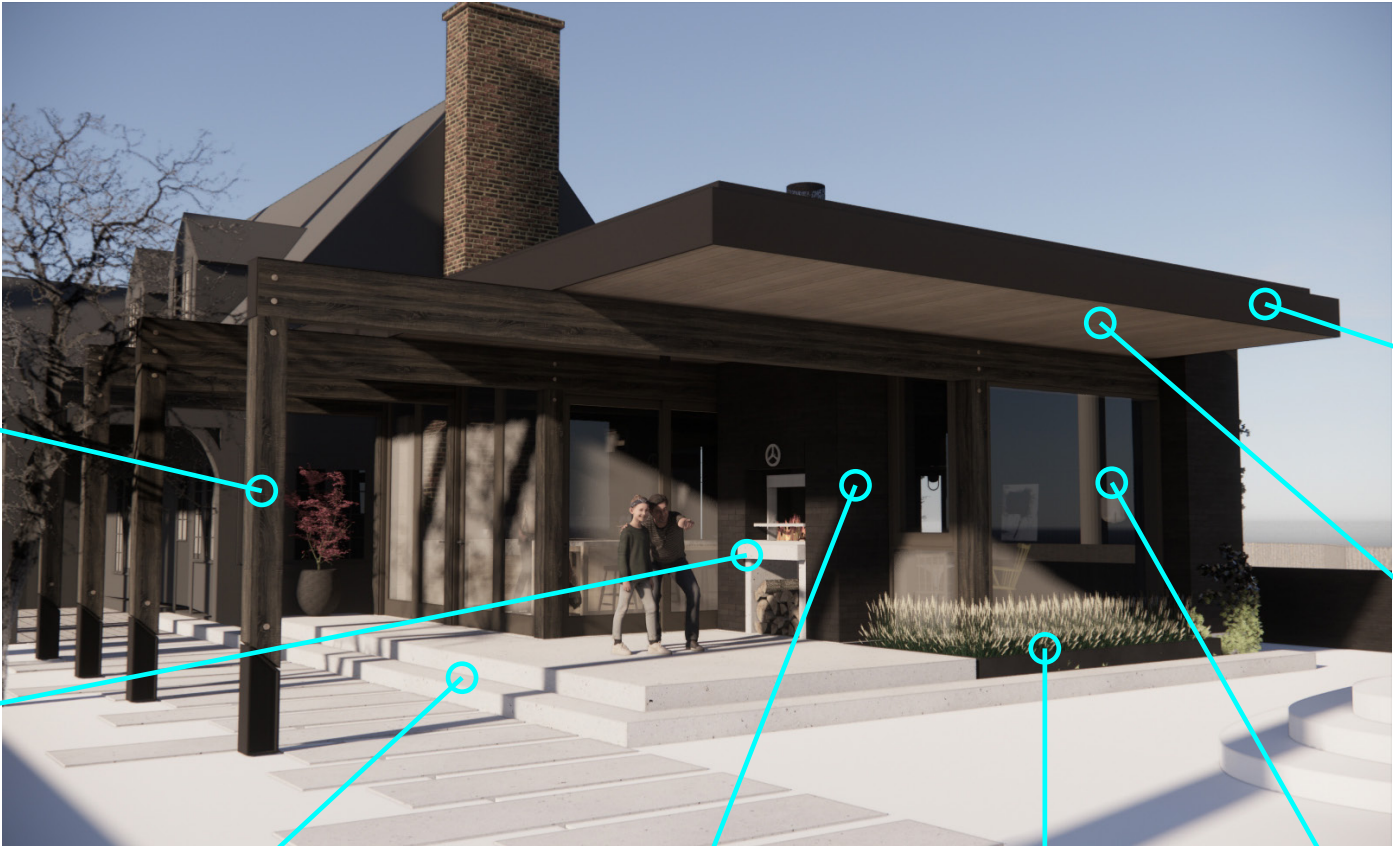
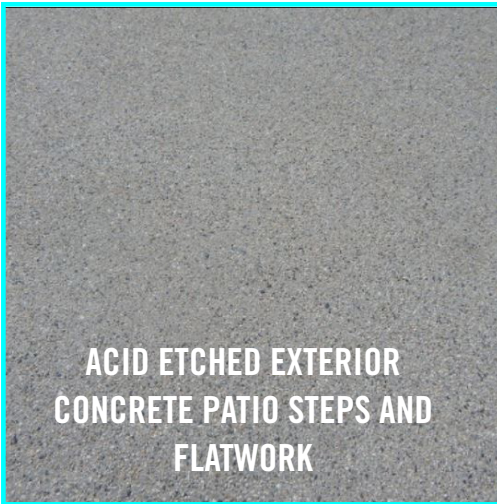
EXISTING (NOT ORIGINAL) WOOD
PANELING REPLACED TO MATCH ORIGINAL
PANELING ON ALL WALLS AND CEILINGS

NEW BUTLERS PANTRY WITH STONE
COUNTERTOPS AND WHITE OAK
CUSTOM CASEWORK

VIEW EAST FROM NEW BUTLERS PANTRY (EXISTING KITCHEN)

NEW WHITE OAK FLOATING
DESK WITH STORAGE AND
WOOD SHELVES ABOVE

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KITCHEN ADDITION



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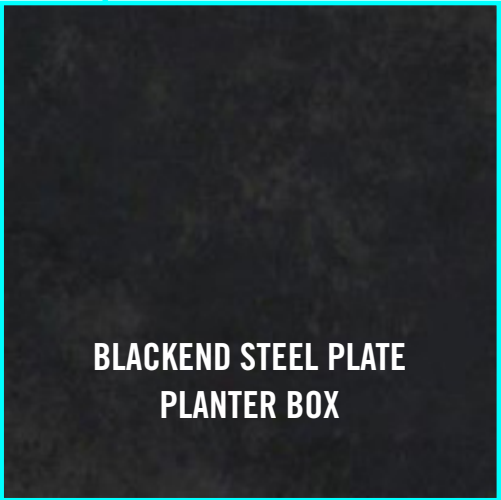
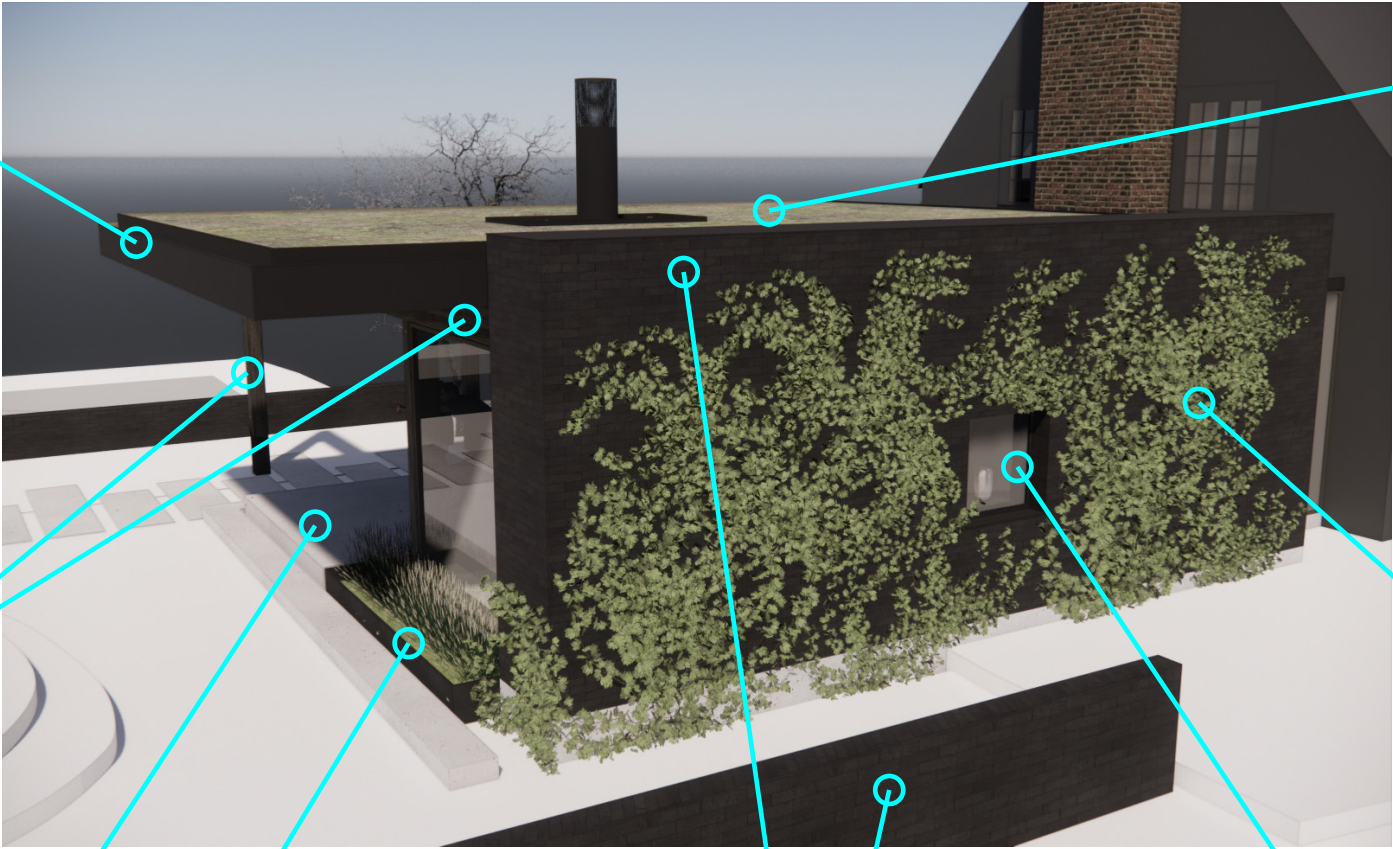
RICHLITE PANEL FASCIA



HEAVY TIMBER FIR POSTS AND
BEAMS - STAINED



ACID ETCHED EXTERIOR
CONCRETE PATIO STEPS AND
FLATWORK



BLACKEND STEEL PLATE
PLANTER BOX



DARK TEXTURED "REAL"
BRICK



GREEN ROOF

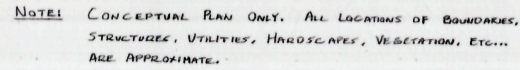


CLIMBING VINES ON BRICK
WALL



QUANTUM SAPELE WOOD
WINDOWS AND DOORS

KITCHEN ADDITION



STATE OF
WASHINGTON
DEPARTMENT OF
ECOLOGY
LANDSCAPE ARCHITECT

DAVID BEYER

NAGAE / SCHNEIDER RESIDENCE
9017 LOYAL AVE. NW, SEATTLE

PLANTINGS:

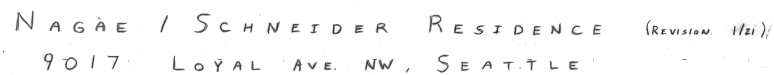
CF- CHRISTMAS FERN, BLACK MONDO GRASS, NERITA, PRINIA "COUNTY FAIR"
SH- SHIMBARI, PSEUDODENDRUM, CAMELLIA, SWOOP FERN + VAKA MINOR
SP- SPIREA "LITTLE PRINCESS"
BP- EPINEURUM
BS- BOSTON IVY
H- HYDRANGEA "YOUNG BLUE" + "DALE LARK", "LITTLE LIME"
BX- BURNING BUSH
YU- YUEN "HA EDDIE"
AC- ACERUS 8' W
JJ- JAPANESE MAPLE "OSAKAZUKI" UPLIGHT 6'
SH- STAR JASMINE
HERB GARDEN - OREGANO, ROSEMARY, SAGE, THYME, PARSLEY, ETC...
CLIPPING GARDEN -

D. BERLETH 11/20

REFER TO "NAGRE SCHNEIDER PLANT LIST" FOR
PLANT LIST AND SYMBOL DESIGNATION (WM).



DAVID BEN-ZUR
CERTIFICATE

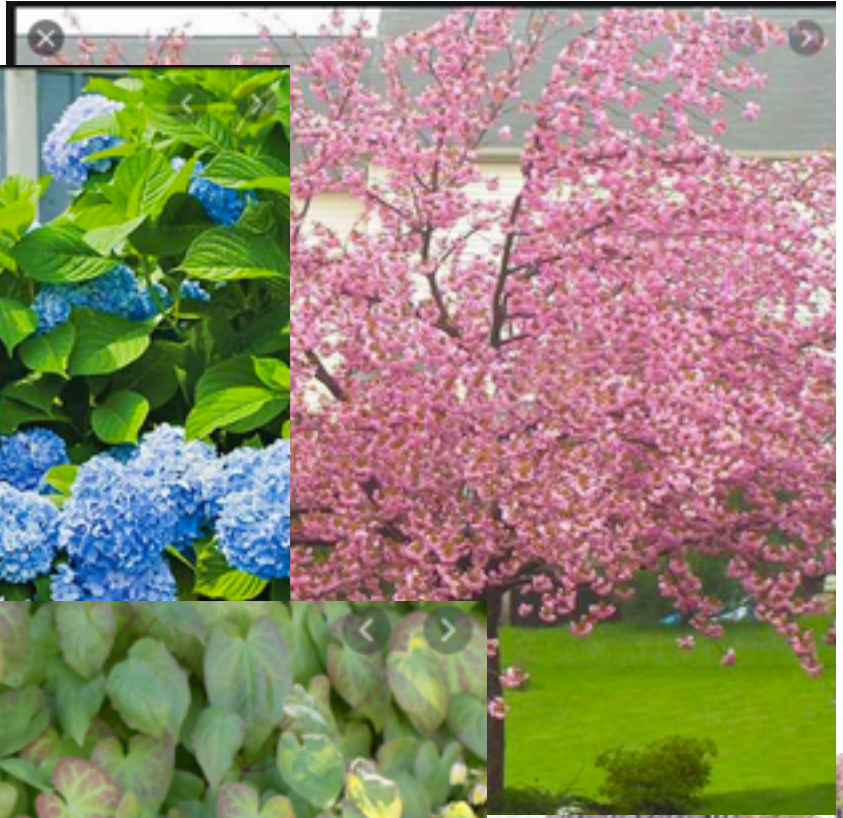


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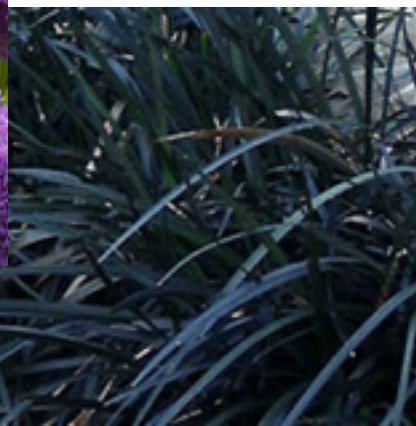
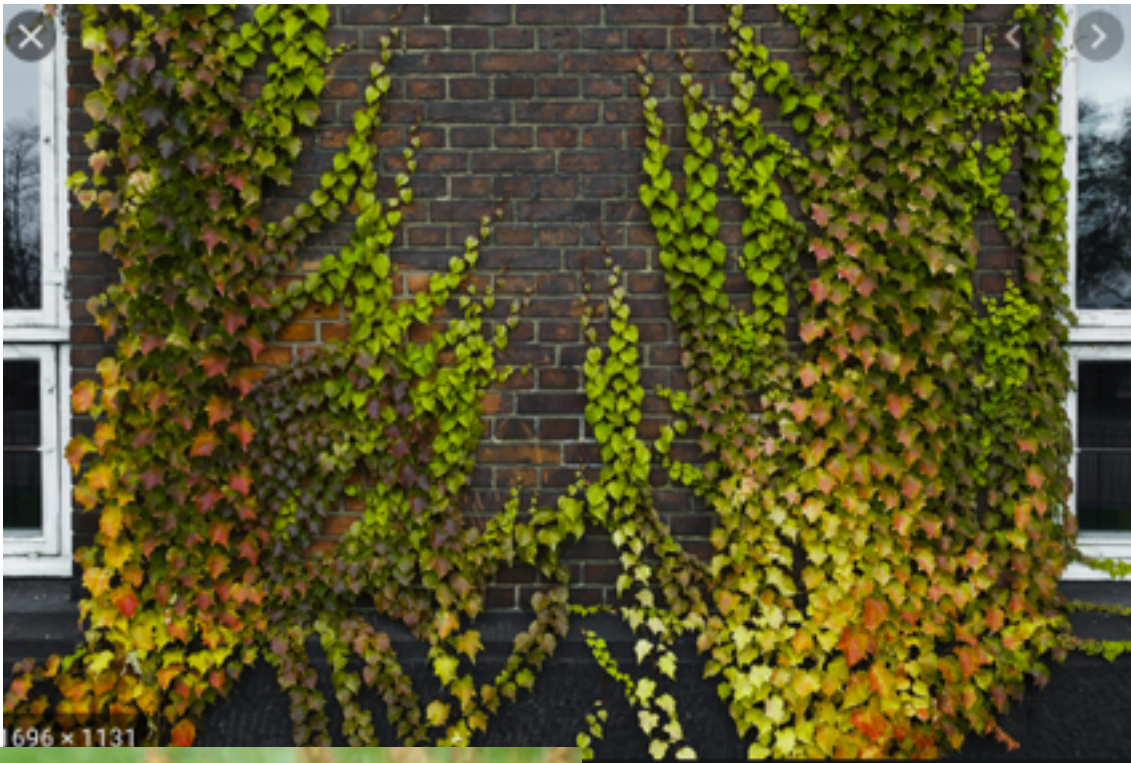
Nagae Schneider Plant Palette



Nagae Schneider Plant Palette



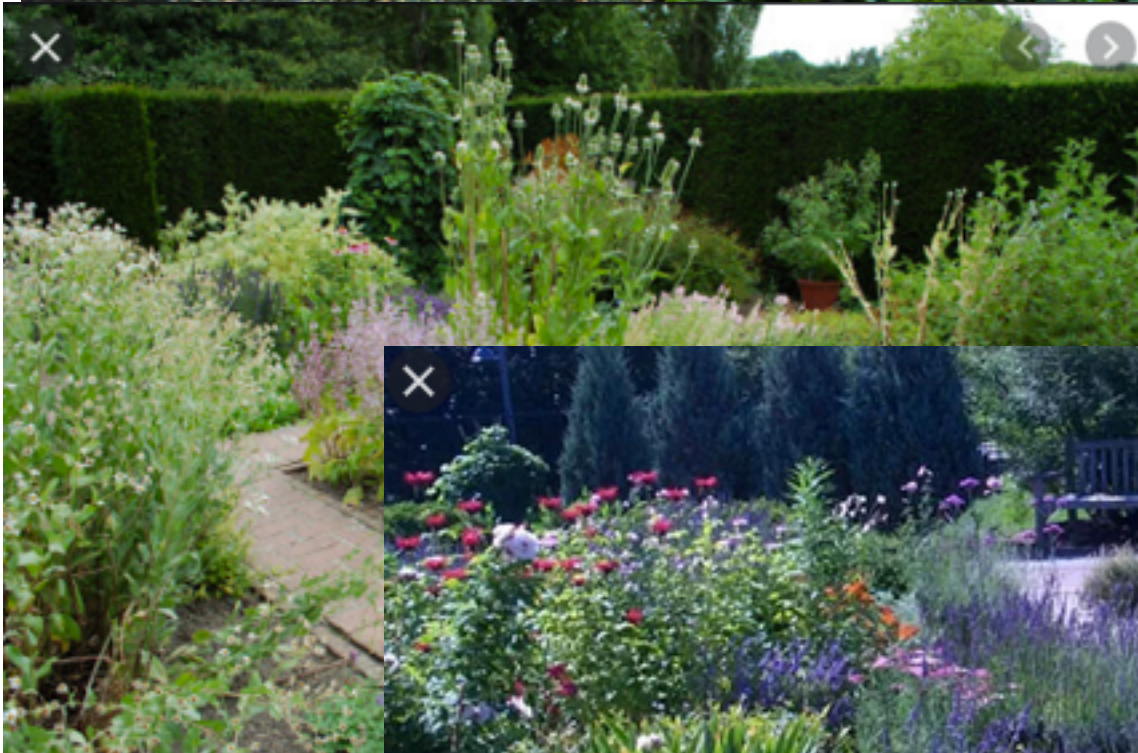
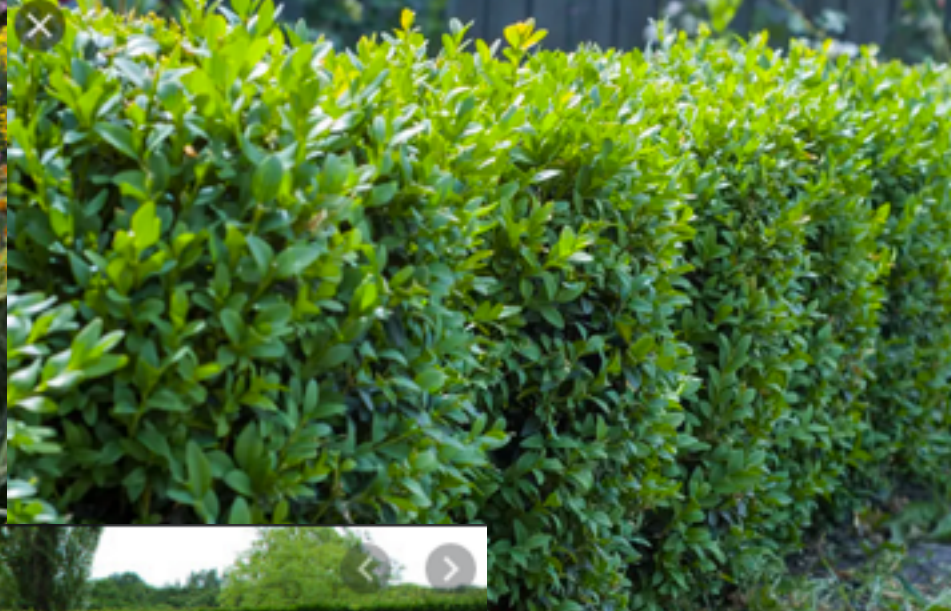
Nagae Schneider Plant Palette



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